

**±12,000 SF
Box Available**

**AVAILABLE
±1,410 SF**

**AVAILABLE
±12,000 SF**

SUBJECT

SUBJECT

Power Rd 32,410 CPD

14,164 CPD

72,110 CPD

Future Retail

GATEWAY TOWNE CENTER

SWC of Ray Road and Power Road
Gilbert, Arizona

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GILBERT GATEWAY TOWNE CENTER SOUTH



◆ **±12,000 SF Box and Last Inline Shop Space Available for Lease!**

Property Highlights

- Surrounded by Class A shopping centers
- More than 6,000 students at ASU Polytechnic which is less than 1 mile away
- Less than 1 mile from Loop 202
- 16,000 employees at Mesa Gateway Airport

Traffic Counts

Ray Rd	14,164 VPD
Power Rd	32,410 VPD
Loop 202	72,110 VPD
Total	118,684 VPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	7,901	76,880	249,588
Estimated Households	2,842	25,634	86,995
Med Household Income	\$124,333	\$158,242	\$153,140
Daytime Population	2,260	15,028	51,844

Source: SitesUSA

Nearby Tenants



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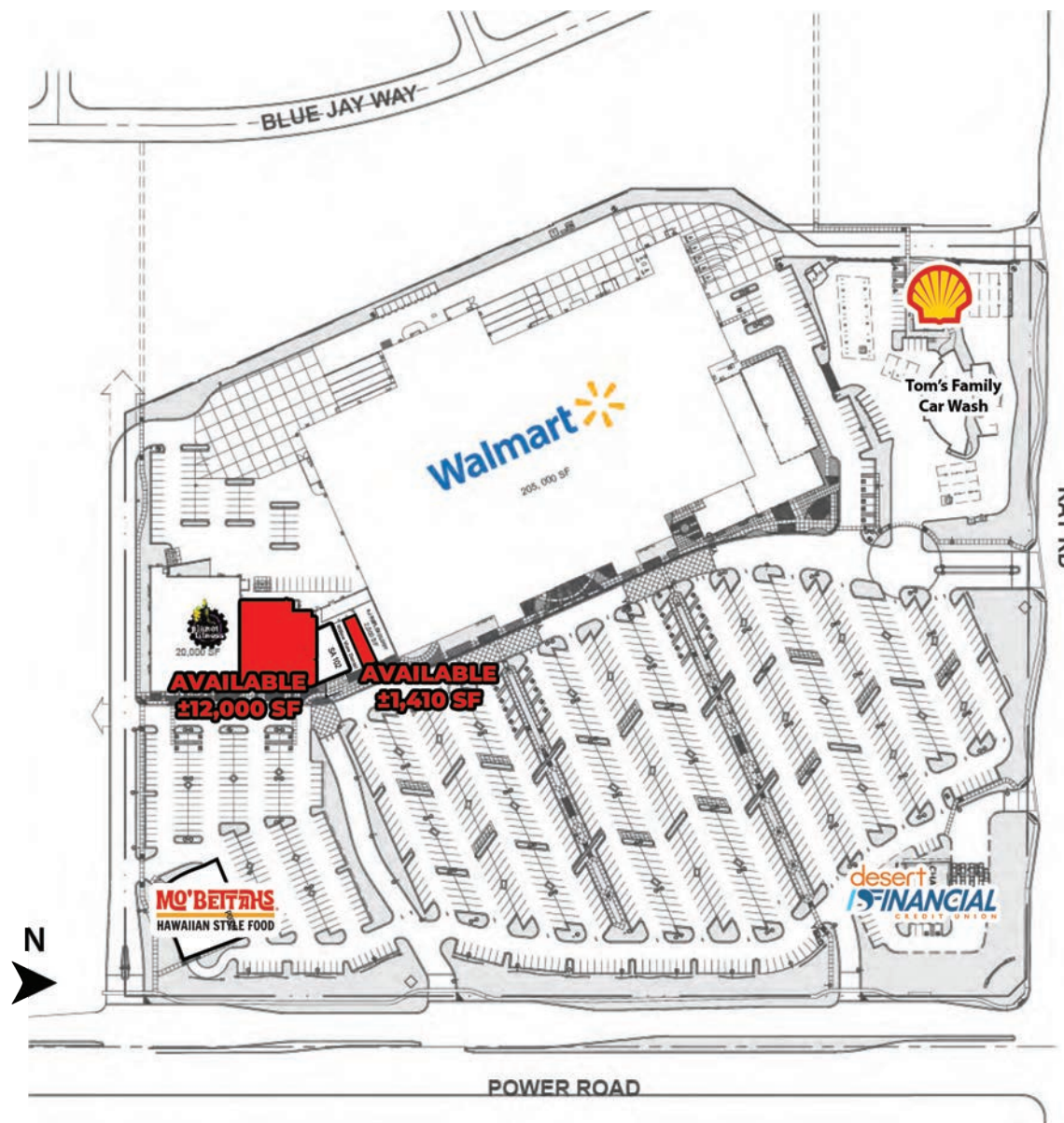
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CONCEPTUAL SITE PLAN



MAJOR B

MAJOR C

MAJOR J

SA100

SA 102

SA101

SO101

P000A

P000B

P000C

AVAILABLE

PLANET FITNESS

WALMART

WILLOWVIEW DENTAL

AVAILABLE

PRESTIGE NAILS & SPA

AJ REFLEXOLOGY

DESERT FINANCIAL

MO' BETTAHS

LAWRENCE & SONS

12,000 SF

20,000 SF

205,000 SF

2,580 SF

1,410 SF

1,407 SF

2,500 SF

5,000 SF

2,394 SF

6,000 SF

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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2025 TOTAL POPULATION	7,901	76,880	249,588
	2025 TOTAL HOUSEHOLDS	2,842	25,634	86,995
	MEDIAN HOUSEHOLD INCOME	\$124,333	\$158,242	\$153,140
	2025 MEDIAN HOME VALUE	\$436,747	\$531,008	\$535,089
	2025 TOTAL EMPLOYEES	2,260	15,028	51,844
	2025 TOTAL BUSINESSES	292	2,389	8,585





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